144.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,500 / 688,500
					USE VALUE:	688,500 / 688,500
					ASSESSED:	688,500 / 688,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
221		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMELIO ANNIE
Owner 2:	TRS/CAMELIO FAMILY TRUST
Owner 3:	
Street 1:	221 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMELIO ANNIE -
Owner 2:	-
Street 1:	221 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	256,200		432,300	688,500
Total Card	0.092	256,200		432,300	688,500
Total Parcel	0.092	256,200		432,300	688,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.24 | /Parcel: 448.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 94542

GIS Ref

GIS Ref

Insp Date 12/01/17

!11283!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,300	0	4,011.	432,300	688,600	688,600	Year End Roll	12/18/2019
2019	101	FV	203,600	0	4,011.	405,200	608,800	608,800	Year End Roll	1/3/2019
2018	101	FV	204,900	0	4,011.	335,000	539,900	539,900	Year End Roll	12/20/2017
2017	101	FV	204,900	0	4,011.	308,000	512,900	512,900	Year End Roll	1/3/2017
2016	101	FV	204,900	0	4,011.	281,000	485,900	485,900	Year End	1/4/2016
2015	101	FV	199,900	0	4,011.	275,600	475,500	475,500	Year End Roll	12/11/2014
2014	101	FV	199,900	0	4,011.	256,100	456,000	456,000	Year End Roll	12/16/2013
2013	101	FV	199,900	0	4,011.	243,700	443,600	443,600		12/13/2012

PRINT

Date	Time
12/11/20	01:28:13

LAST REV

Date	Time
03/07/18	09:54:27
apro	
11283	

USER DEFINED

Prior Id # 1:	94542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMELIO ANNIE	50486-527		12/19/2007	Family	1	No	No		
	14603-565		5/1/1982		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2008	1319	Re-Roof	5,250					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Meas/Inspect	HS	Hanne S
11/5/2008	Meas/Inspect	355	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA:	0.09208	Total SF/SM:	4011	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	432,264	Spl Credit		Total:	432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.97702283
Adj $ / SQ:	162.869
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371301
Depreciation:	115103
Depreciated Total:	256198

COMMENTS

648-0338 P D A. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

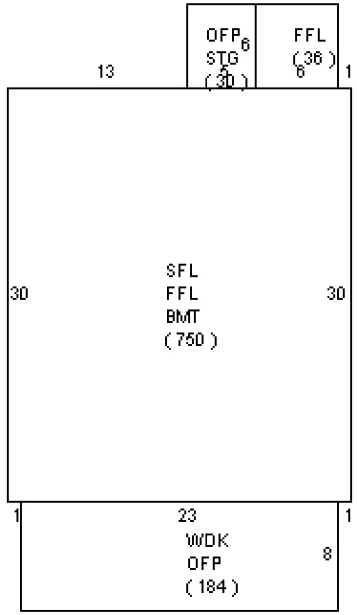
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.87
Special Features:	0	Val/Su Net:	94.40
Final Total:	256200	Val/Su SzAd	166.80

SKETCH



SUB AREA

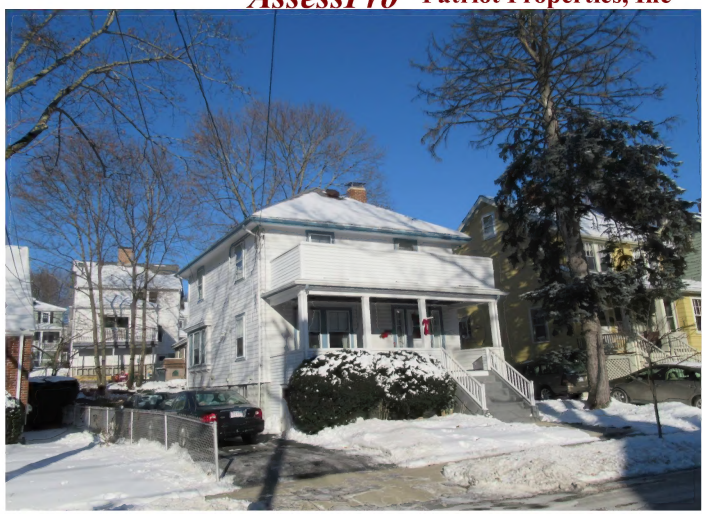
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	786	162.870	128,015
BMT	Basement	750	48.860	36,646
SFL	Second Floor	750	162.870	122,152
OFP	Open Porch	214	23.650	5,062
WDK	Deck	184	11.170	2,056
STG	Storage	30	12.380	371
	Net Sketched Area:	2,714	Total:	294,302
Size Ad	1536	Gross Are	2714	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	